

Balance Sheet

Properties: Harborview POA - 1756 Highway 501 Myrtle Beach, SC 29577

As of: 03/31/2026

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	72,072.45
Reserve Cash	36,236.12
Total Cash	108,308.57
Investment	273,025.00
Accounts Receivable	6,475.85
TOTAL ASSETS	387,809.42
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	16,034.22
Prepaid Assessments	24,073.05
Total Liabilities	40,107.27
Capital	
Opening balance equity	294,651.98
Calculated Retained Earnings	35,118.93
Calculated Prior Years Retained Earnings	17,931.24
Total Capital	347,702.15
TOTAL LIABILITIES & CAPITAL	387,809.42

Budget V Actual MTD - Operating (Accrual Only)

Properties: Harborview POA - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2026

Accounting Basis: Accrual

Fund Type: Operating

Cost Center: All

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Income				
Collection Fee Income	200.00	0.00	200.00	0.00
Assessment Income	28,864.45	28,980.00	-115.55	347,760.00
Late Fee	220.00	0.00	220.00	0.00
Legal Fee Reimbursement	550.00	0.00	550.00	0.00
Misc Income	235.00	0.00	235.00	0.00
Parking Pass	140.00	0.00	140.00	0.00
Pool Keys, Access Cards	20.00	0.00	20.00	0.00
Fines	55.00	0.00	55.00	0.00
Total Operating Income	30,284.45	28,980.00	1,304.45	347,760.00
Expense				
Office Supplies	33.88	375.00	341.12	4,500.00
Accounting	0.00	291.67	291.67	3,500.00
Collection Expense	500.00	0.00	-500.00	0.00
Landscaping Expense/Supplies	0.00	1,541.67	1,541.67	18,500.00
Pool Contract	1,000.00	1,000.00	0.00	12,000.00
Pool Supplies and Repairs	134.43	577.92	443.49	6,935.00
Contingency	0.00	1,458.34	1,458.34	17,500.00
Management Contract	2,000.00	2,000.00	0.00	24,000.00
Insurance	0.00	666.67	666.67	8,000.00
Irrigation Maintenance	0.00	145.84	145.84	1,750.00
Landscaping Contract	3,940.00	4,166.67	226.67	50,000.00
Legal Fees	550.00	208.34	-341.66	2,500.00
Gate and Fence	240.00	1,358.34	1,118.34	16,300.00
Pool Chemicals	0.00	1,375.00	1,375.00	16,500.00
General Maintenance & Repairs	2,065.60	916.67	-1,148.93	11,000.00
Pool License	0.00	10.42	10.42	125.00

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Reserve Contributions Expense	5,416.67	5,416.67	0.00	65,000.00
Security	0.00	416.67	416.67	5,000.00
Real Property Tax	0.00	1,512.50	1,512.50	18,150.00
Water & Sewer	251.90	583.34	331.44	7,000.00
Telephone	193.90	145.84	-48.06	1,750.00
Electric	3,115.84	3,166.67	50.83	38,000.00
Trash	2,735.00	3,083.34	348.34	37,000.00
Reserve Study	1,800.00	250.00	-1,550.00	3,000.00
Total Operating Expense	23,977.22	30,667.58	6,690.36	368,010.00
Total Operating Income	30,284.45	28,980.00	1,304.45	347,760.00
Total Operating Expense	23,977.22	30,667.58	6,690.36	368,010.00
NOI - Net Operating Income	6,307.23	-1,687.58	7,994.81	-20,250.00
Total Income	30,284.45	28,980.00	1,304.45	347,760.00
Total Expense	23,977.22	30,667.58	6,690.36	368,010.00
Net Income	6,307.23	-1,687.58	7,994.81	-20,250.00

Budget V Actual YTD- Operating(Accrual Only)

Properties: Harborview POA - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2026

Accounting Basis: Accrual

Fund Type: Operating

Cost Center: All

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Income				
Collection Fee Income	0.00	200.00	0.00	200.00
Assessment Income	347,760.00	86,824.45	86,940.00	-115.55
Late Fee	0.00	460.00	0.00	460.00
Legal Fee Reimbursement	0.00	550.00	0.00	550.00
Misc Income	0.00	235.00	0.00	235.00
Parking Pass	0.00	1,160.00	0.00	1,160.00
Pool Keys, Access Cards	0.00	60.00	0.00	60.00
Fines	0.00	640.00	0.00	640.00
Total Operating Income	347,760.00	90,129.45	86,940.00	3,189.45
Expense				
Office Supplies	4,500.00	508.99	1,125.00	616.01
Accounting	3,500.00	396.56	875.01	478.45
Collection Expense	0.00	500.00	0.00	-500.00
Landscaping Expense/Supplies	18,500.00	0.00	4,625.01	4,625.01
Pool Contract	12,000.00	2,000.00	3,000.00	1,000.00
Pool Supplies and Repairs	6,935.00	458.43	1,733.76	1,275.33
Contingency	17,500.00	0.00	4,375.02	4,375.02
Management Contract	24,000.00	6,000.00	6,000.00	0.00
Insurance	8,000.00	10,169.79	2,000.01	-8,169.78
Irrigation Maintenance	1,750.00	0.00	437.52	437.52
Landscaping Contract	50,000.00	7,880.00	12,500.01	4,620.01
Legal Fees	2,500.00	550.00	625.02	75.02
Gate and Fence	16,300.00	2,370.97	4,075.02	1,704.05
Pool Chemicals	16,500.00	43.91	4,125.00	4,081.09
General Maintenance & Repairs	11,000.00	2,915.60	2,750.01	-165.59
Pool License	125.00	127.50	31.26	-96.24

Budget V Actual YTD- Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Reserve Contributions Expense	65,000.00	16,250.01	16,250.01	0.00
Security	5,000.00	0.00	1,250.01	1,250.01
Real Property Tax	18,150.00	0.00	4,537.50	4,537.50
Water & Sewer	7,000.00	641.37	1,750.02	1,108.65
Telephone	1,750.00	779.16	437.52	-341.64
Electric	38,000.00	9,733.24	9,500.01	-233.23
Trash	37,000.00	8,135.00	9,250.02	1,115.02
Reserve Study	3,000.00	1,800.00	750.00	-1,050.00
Total Operating Expense	368,010.00	71,260.53	92,002.74	20,742.21
Total Operating Income	347,760.00	90,129.45	86,940.00	3,189.45
Total Operating Expense	368,010.00	71,260.53	92,002.74	20,742.21
NOI - Net Operating Income	-20,250.00	18,868.92	-5,062.74	23,931.66
Total Income	347,760.00	90,129.45	86,940.00	3,189.45
Total Expense	368,010.00	71,260.53	92,002.74	20,742.21
Net Income	-20,250.00	18,868.92	-5,062.74	23,931.66

Budget V Actual MTD- Reserve (Accrual Only)

Properties: Harborview POA - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2026

Accounting Basis: Accrual

Fund Type: Reserve

Cost Center: All

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Income				
Contributions to Reserve	5,416.67	5,416.67	0.00	65,000.00
Total Reserve Income	5,416.67	5,416.67	0.00	65,000.00
Total Reserve Income	5,416.67	5,416.67	0.00	65,000.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	5,416.67	5,416.67	0.00	65,000.00
Total Income	5,416.67	5,416.67	0.00	65,000.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	5,416.67	5,416.67	0.00	65,000.00

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Fund Type: Reserve

Cost Center: All

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Income				
Contributions to Reserve	65,000.00	16,250.01	16,250.01	0.00
Total Reserve Income	65,000.00	16,250.01	16,250.01	0.00
Total Reserve Income	65,000.00	16,250.01	16,250.01	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	65,000.00	16,250.01	16,250.01	0.00
Total Income	65,000.00	16,250.01	16,250.01	0.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	65,000.00	16,250.01	16,250.01	0.00